

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, January 28, 2016

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. COA-16-04**

521 W. Smith Ave.: Greater Prospect Hill
Request for removal of four deteriorated original wood window that beyond repair and replace with Quaker Classic Fit aluminum-clad wood windows.
 - B. COA-16-05**

1038 E. Wylie St.: Elm Heights
Addition of a dormer window to the front façade on a non-original addition of an American Foursquare.
 - B. COA-16-06**

804 S. Woodlawn.: Elm Heights
Removal of rear stairs and construction of a new wood stairs and deck structure.
 - Commission Review**
 - A. COA-16-03 Violation**

1021 E. Wylie St.: Elm Heights
Retroactively applying for removal of original copper gutters and installation of aluminum gutters.
- V. DEMOLITION DELAY**
 - A. Demo Delay 16-06**

2404 S. Bryan St.
Replacing a window with a door for an accessible entry into the house.
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - A. Courthouse Square Update**
 - B. Findings of Facts for COA-16-01 and COA-16-02**
 - C. Restaurant Row**
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, February 11, 2016 at 5:00 p.m. in the McCloskey Room

Posted: January 21, 2016

Certificates of Appropriateness: Staff Review

A. COA-16-04

521 W. Smith Ave.: Greater Prospect Hill

Notable, c. 1875, Double Pen

Request for removal of four deteriorated original wood window that beyond repair and replace with Quaker Classic Fit aluminum-clad wood windows. Staff approved and released the permit as evidence of deteriorated windows. The windows will match the rest of the house and were approved in a previous COA in previous years.

B. COA-16-05

1038 E. Wylie St.: Elm Heights

Contributing, c. 1925, American Foursquare

Addition of a dormer window to the front façade on a non-original addition of an American Foursquare. A 25 sq. ft. dormer will be added to the front façade, but is being added to a non-historic addition. It will not affect the historic structure. Staff approved and released the permit.

C. COA-16-06

804 S. Woodlawn.: Elm Heights

Contributing, c. 1925, Tutor Revival

Removal of rear stairs and construction of a new wood stairs and deck structure. The staircase will be slightly visible from a portion of the alley, but the stairway was non-original and the deck will not be visible from a public way.

SUMMARY

Retroactively applying for removal of original copper gutters and installation of aluminum gutters.

COA-16-03

1021 East Wylie Street
Elm Heights Historic District
Owner: Noam and Mirjam Zadoff

Notable

House; Colonial Revival, c.1925



This building illustrates classic Colonial Revival style with excellent detail. The following is the description included in the survey documentation of the property from 2001: "Two story brick, broken pediment entry with routed pilaster and dentiled entablature, Limestone sills, dentiled cornice with plain frieze, continuous rock faced limestone wall." The house is classified as "notable" probably for the level of original detail. The house gains importance because of a high mortared front embankment wall and a curved driveway leading to a below grade garage. The drive is also framed by a high mortared wall which bends towards the house. The presence of the period wall and its

integration into site lends additional character to the resource. The house is a later example of colonial style architecture but was built with high quality materials including copper gutters and attention to detail including brick soldier course above the windows. The limestone embankment wall and sub grade garage are also evidence of this detail. A previous COA issued COA-31-14 for replacement of all original windows with similar replacement wood windows.



Please see a photo of the house with the original copper gutters. The petitioners began working with an architect and contractor in September 2014 who both suggested that the copper gutters were "crooked, full of holes, and with loose joints. The owners made numerous attempts to fix the gutters. After complete failure to mend had and after heavy rains, there was flooding caused by the faulty gutters. The petitioners are retroactively

applying for a Certificate of Appropriateness for removal of the original copper gutters and replacement with a new aluminum gutter system.

The Elm Height Guidelines require a COA for removal or replacement of architectural elements such as gutters and replacement should be based on historical evidence. Compatible replacement materials will be considered only if using the original material is not technically feasible. They received estimates of near \$20,000 for replacement of the gutters with the original material of copper.

Please see image of the house with the new aluminum gutters in place.



This would be the third COA the petitioners have applied for and therefore know that one is required for most exterior work. Had the petitioners worked with staff and went through the appropriate channels for the work that had been done, the application would have been approved due to feasibility of the cost of the original material. The Elm Heights Design Subcommittee is not in favor of approval and will have more comments for the meeting.



Along with the application were many letters from fellow neighbors in support of the new gutters. However, the neighbor's letters miss a major point that this house is in fact in the Elm Heights local historic district and they were fully aware of this and did not reach out to the department or staff until after a violation letter was issued.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA-16-03

Date Filed: _____

Scheduled for Hearing: 1/28/16



Address of Historic Property: 1021 E. Wylie Street, Bloomington, Indiana 47401

Petitioners' Names: Noam Zadoff and Mirjam Zadoff

Petitioner's Address: 1021 E. Wylie Street, Bloomington, Indiana 47401

Phone Number: (812) 369-4440

Owner's Name: Noam Zadoff and Mirjam Zadoff

Owner's Address: 1021 E. Wylie Street, Bloomington, Indiana 47401

Phone Number: (812) 369-4440

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot:

TRACT 1:

Lot Number 8 in Hawthorne Addition to the City of Bloomington, Indiana, as shown by the plat thereof recorded in the office of the Recorder of Monroe County, Indiana.

Tax Parcel No. 53-08-04-117-005.000-009

Auditor's Parcel No. 015-32230-00

TRACT 2:

An easement for a shared driveway over a portion of Lot Number 7, described as follows: Beginning at a point on the south line of Lot Number Seven (7) in Hawthorne Addition to the City of Bloomington, Indiana, said point being 1.7 feet east of the southwest corner of said Lot Number Seven (7); running thence in a northerly direction with the declination of the stone wall that has its P.C. point of contact with a radius at point 29 feet north of the south property line of said lot, for a distance of 66 feet, said point being 4 feet east of the west line of said Lot Number Seven (7); thence running west along the south line of the existing stone walk for a distance of 8.3 feet, said point being 4.3 feet west of the west line of said Lot Number Seven (7); running thence in a southerly direction with the declination of the stone wall forming the west line of the driveway from a point 34 feet north of the south line of the Lot Number Eight (8) in Hawthorne Addition to the south line of said Lot Number Eight (8) for a distance of 66 feet, said point being 7.3 feet west of the southwest corner of Lot Number Seven (7); thence east 9 feet to the place of beginning.

2. A description of the nature of the proposed modifications or new construction:

Petitioners removed cracked copper guttering that was beyond repair and replaced it with new aluminum guttering.

3. A description of the materials used.

See number 2, above.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

See attached photographs of home and gutters after the modification.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

See attached GIS aerial photograph.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

See attached photos of home prior to gutter modifications.

Additional attachments by Petitioner:

7. See attached copies of invoices and estimates for work done on the home in an effort to save the copper guttering.

8. See attached copies of letters from neighbors regarding the Zadoff home.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

ATTACHMENT TO QUESTION NUMBER ONE

WARRANTY DEED

2014000028 MAR \$20.00
07/18/2014 02:39:57P 3 PGS
Jeff Ellington
Monroe County Recorder IN
Recorded as Presented

**DULY ENTERED
FOR TAXATION**

JUL 18 2014



File Number: 38725

WARRANTY DEED

TODD KENNEDY and ELISE MARIE KENNEDY, husband and wife ("Grantor"), of MONROE County, Indiana, CONVEYS AND WARRANTS to NOAM ZADOFF and MIRIAM ZADOFF, husband and wife ("Grantee"), of MONROE County, Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is acknowledged, the following described real estate in MONROE County, Indiana:

TRACT 1:

Lot Number 8 in Hawthorne Addition to the City of Bloomington, Indiana, as shown by the plat thereof recorded in the office of the Recorder of Monroe County, Indiana.

Tax Parcel No. 53-08-04-117-005.000-009
Auditor's Parcel No. 015-32230-00

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SUBJECT TO:

1. Real estate taxes and assessments for the year 2013, due and payable in November, 2014, and all subsequent taxes and assessments.
2. Any and all conditions, agreements, limitations, restrictions, covenants, encumbrances, easements, and mineral and oil and gas interests, if any, which are either observable or of record.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not

appearing in the Public Records. There may be leases, grants, exceptions or reservations of interests that are not listed.

4. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of Hawthorne Addition, recorded in Plat Cabinet B, Envelope 50, in the office of the Recorder of Monroe County, Indiana. NOTE: This exception omits any covenant, condition, or restriction based on race, color, religion sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
5. The terms and conditions of, and rights of others to use, the easement for shared driveway as described in Schedule C.
6. - Electric pole line easement in favor of Public Service Company of Indiana, Inc., recorded in Deed Record 109, page 410, in the office of the Recorder of Monroe County, Indiana.

NOTE: Balance of page left blank intentionally. Signatures and acknowledgements appear on following page(s).

Grantor has executed this Warranty Deed on July 14, 2014

Todd Kennedy
TODD KENNEDY

Elise Marie Kennedy
ELISE MARIE KENNEDY

STATE OF Ohio,
COUNTY OF Summit SS:

STATE OF OHIO
COUNTY OF Summit
GIVEN TO AND RECEIVED OF ME A NOTARY PUBLIC
ON THIS 14th DAY OF July, 2014

Before me, Sandra Roberts, a Notary Public in and for said County and State, this July 14th, 2014, personally appeared TODD KENNEDY and ELISE MARIE KENNEDY, husband and wife, who acknowledged the execution of the annexed instrument.

My Commission Expires:
June 05, 2019

Sandra Roberts
Notary Public
A resident of Summit County, Ohio

Mailing addresses:

- Per IC 32-21-2-3(b): Mailing address to which statements should be mailed under IC 6-1.1-22-8.1:

1021 E. Wylie Street Bloomington, IN 47401

Per IC 32-21-2-3(b): Street address or rural route address of Grantee if above mailing address is NOT a street address or rural route address:

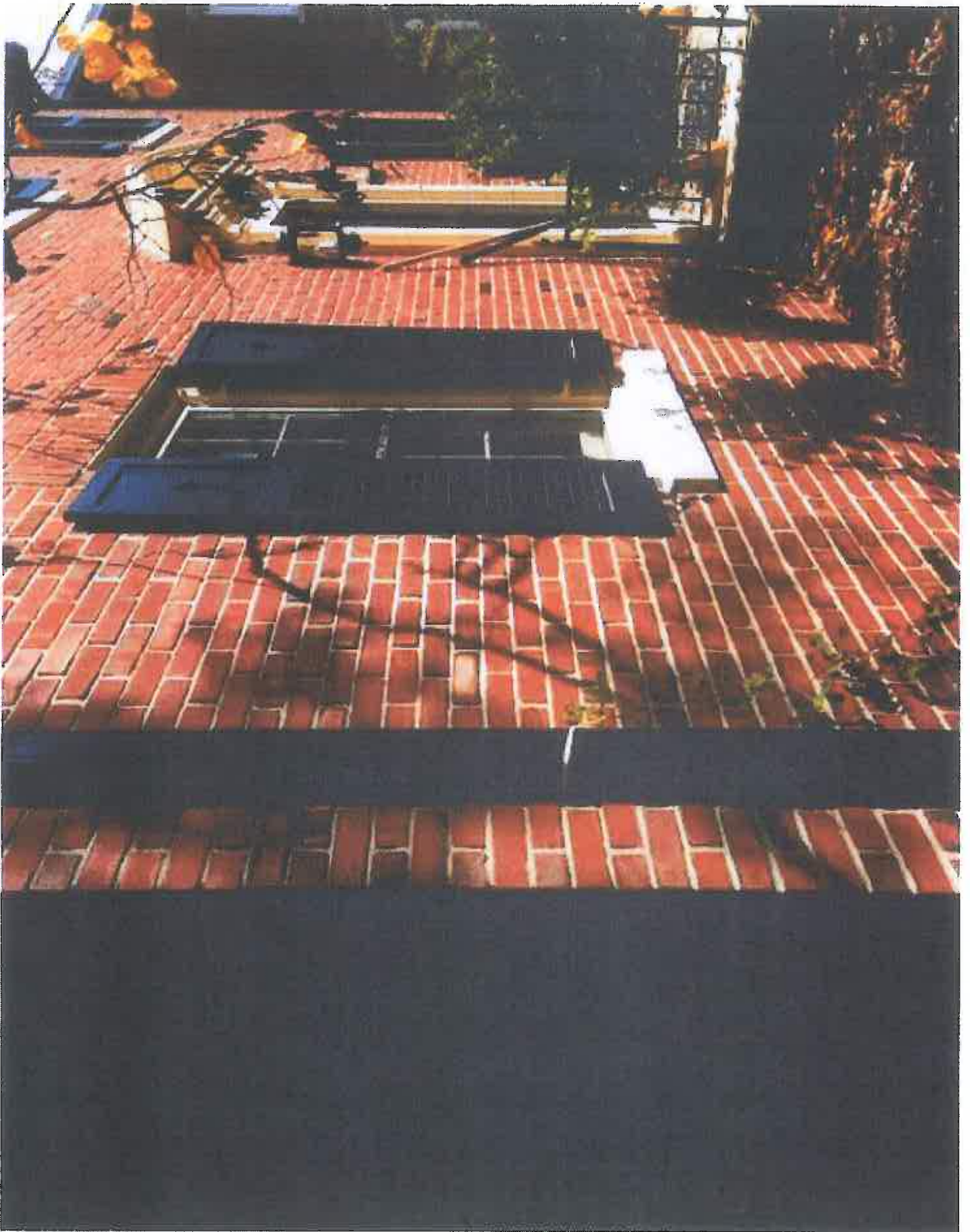
This Instrument Prepared By
MORRIS H. ERICKSON, Attorney at Law
Bloomington, Indiana

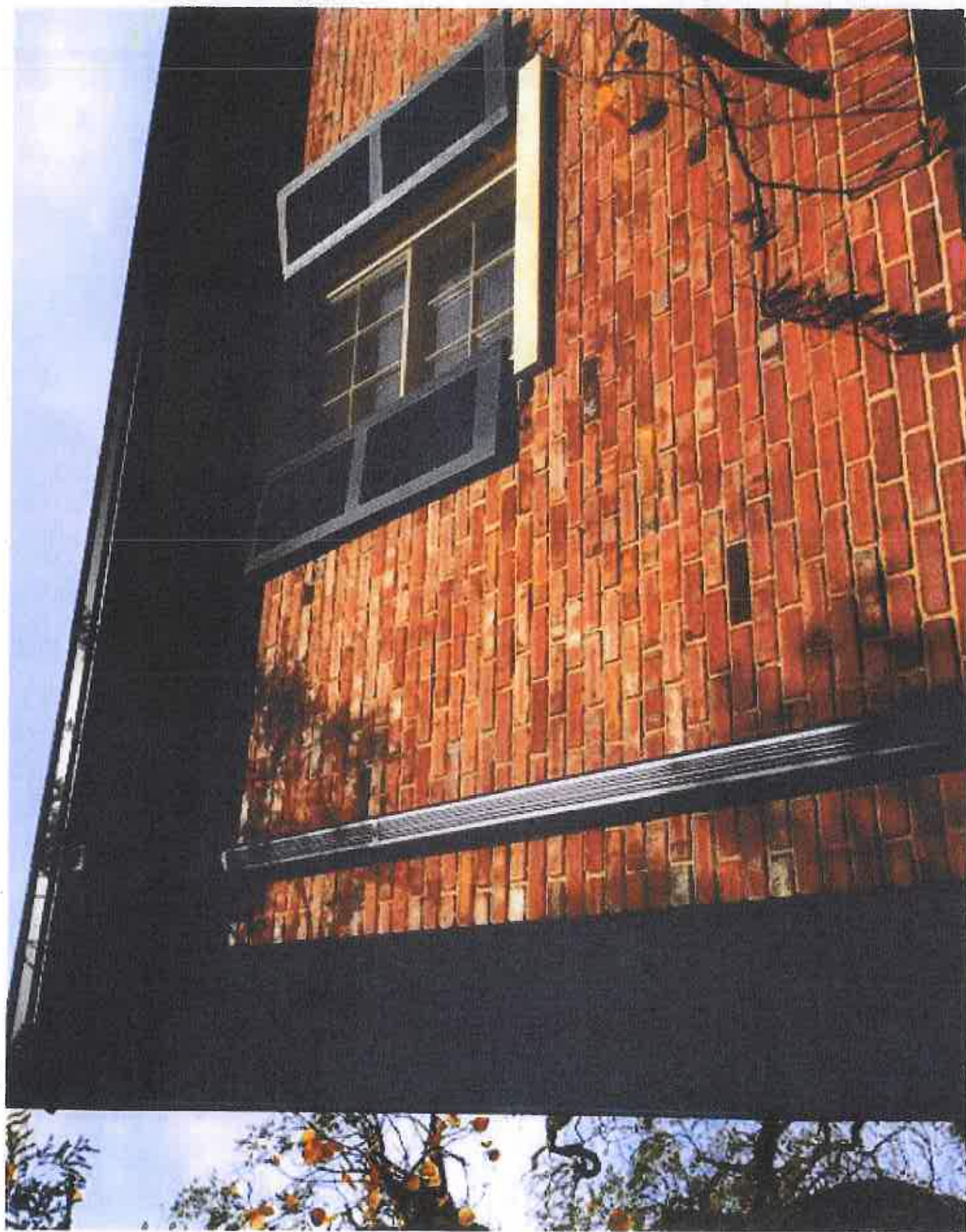
"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

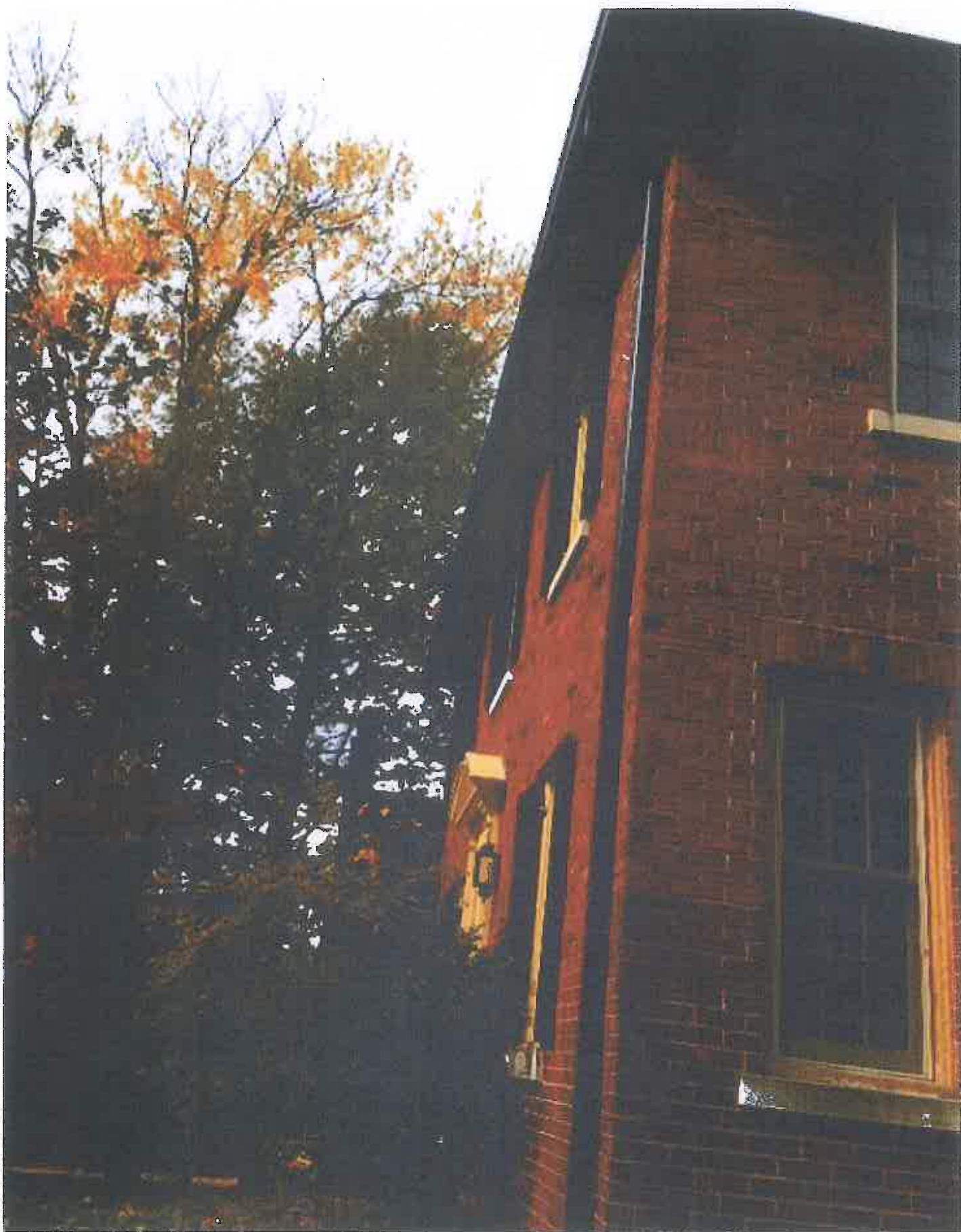
Morris H. Erickson

ATTACHMENT TO QUESTION NUMBER FOUR

**PHOTOS OF RESIDENCE AFTER MODIFICATIONS
TO GUTTERING**

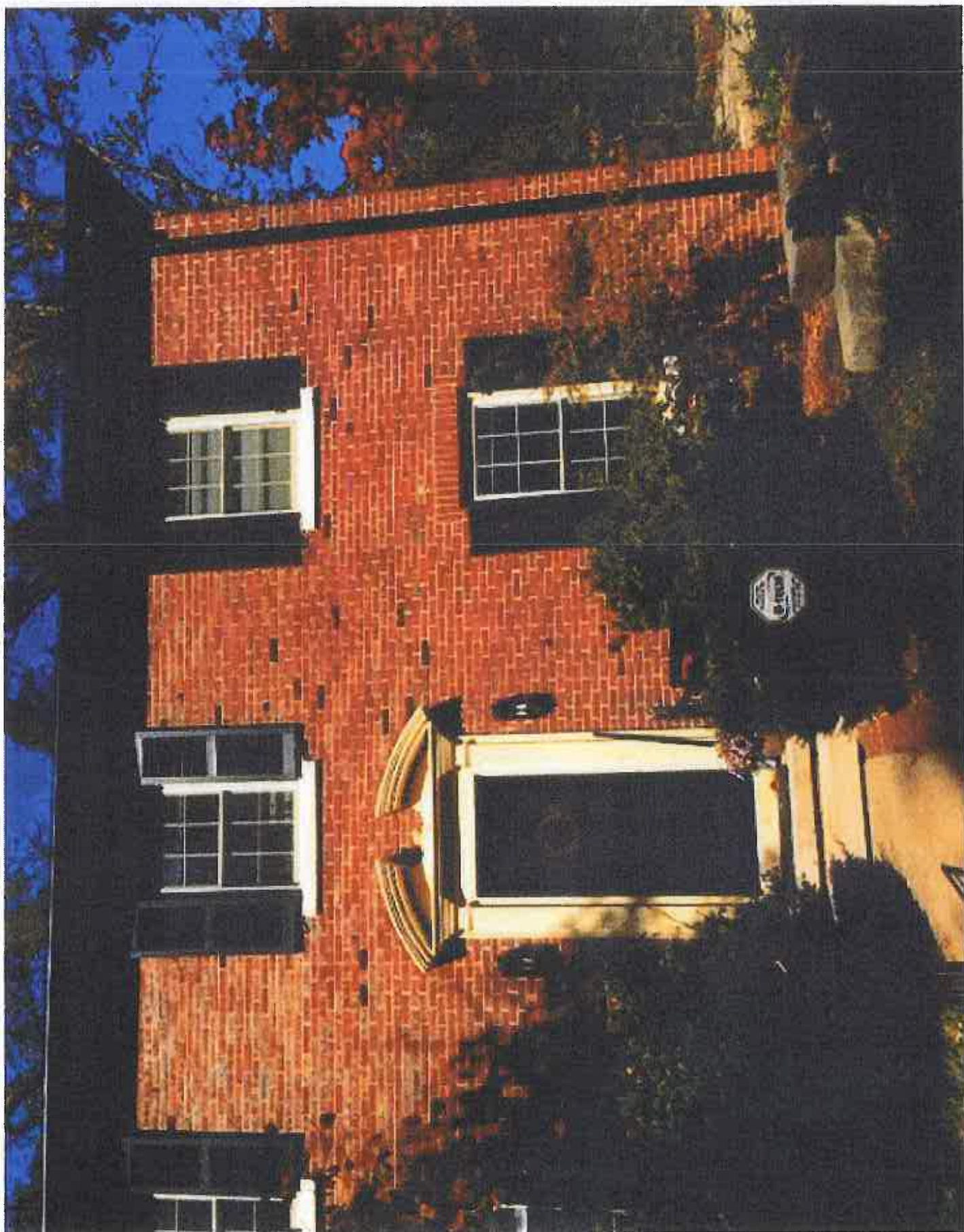


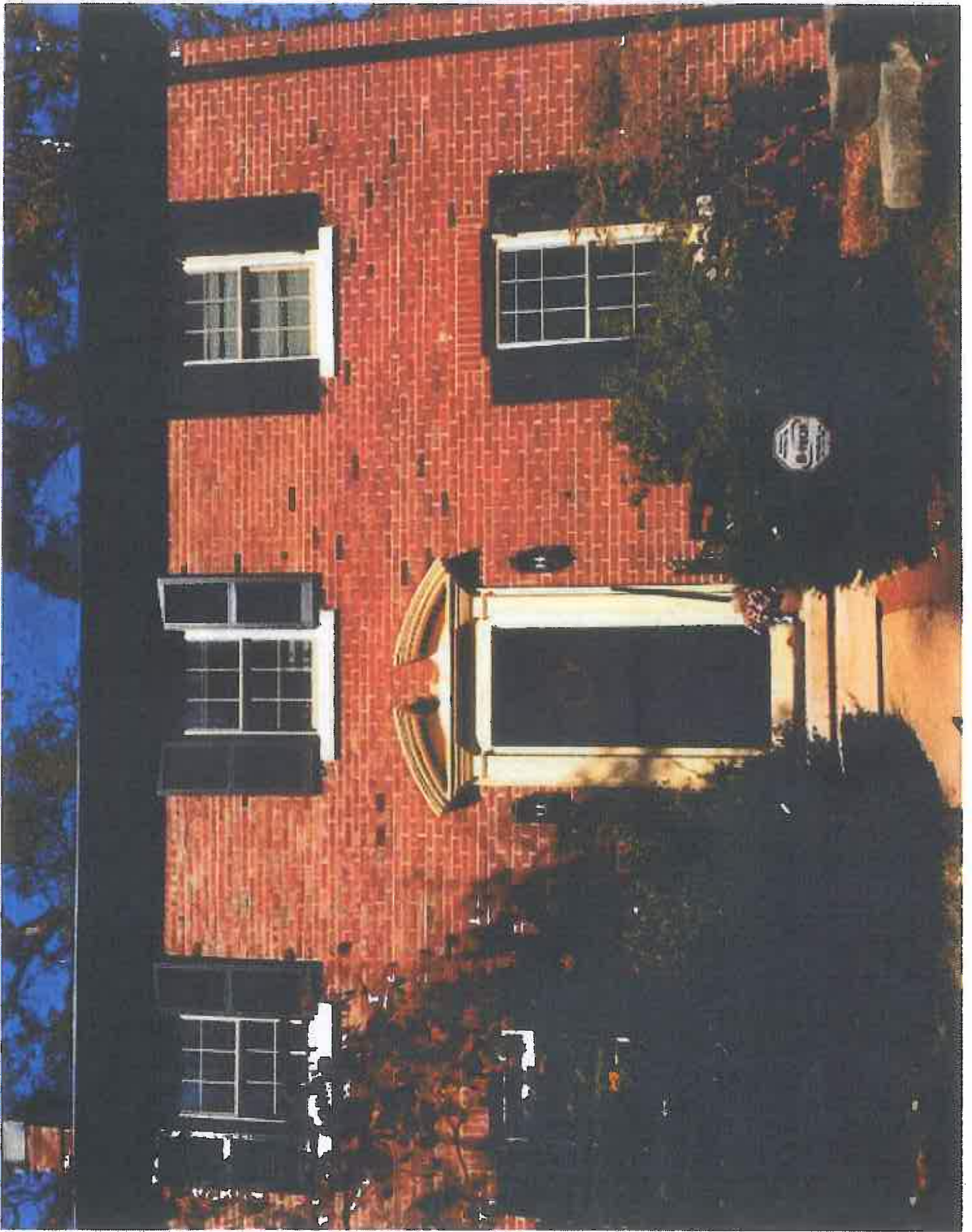












NEW





ATTACHMENT TO QUESTION NUMBER FIVE

GIS AERIAL PHOTOGRAPH

Monroe County, IN



Printed: 01/13/16

ATTACHMENT TO QUESTION NUMBER SIX

**PHOTOS OF RESIDENCE PRIOR TO
MODIFICATIONS TO GUTTERING**





ATTACHMENT NUMBER SEVEN

INVOICES AND ESTIMATES FOR WORK PERFORMED AT THE RESIDENCE

BAKER STONE WORK

1545 Hupp Road
Bloomington, IN 47401

812-824-2004

812-824-6500 fax

charley.bakerstonework@gmail.com, 812-327-3242 cell

mike.bakerstonework@gmail.com, 812-327-7977 cell

To: Noam Zadoff

We were contacted by Noam and Mirjam Zadoff to address water entering the basement walls, upon inspection we determined water was not getting away from the foundation because of the failing gutters. We made no less than 3 different attempts to repair the copper gutters, yet water was still pouring over the gutters and accumulating right beside the walls. Therefore we recommended new gutter and downspouts to correct the problem.

Charley Nelson

Fw: Painting

Zadoff, Mirjam

Tue 12/22/2015 2:27 PM

To: Zadoff, Noam <nzadoff@indiana.edu>

From: Axis Painting <axisent@bluemarble.net>

Sent: Monday, August 17, 2015 8:20 AM

To: Zadoff, Mirjam

Subject: Painting

Axis: Painting Inc.

Mrs. Zadoff,

The cracking and stains on your west wall above your fireplace are from a water leak. It seems to me that the gutters have backed up in the past and ran down the wall. We will need to kill the stains, and patch the walls before we paint. Please be certain the your gutters are fixed before we proceed with the work.



Tyler Spatta, Owner

Axis:Painting Inc.

P.O. Box 6176

Bloomington IN 47407

Phone: 812-323-3730

FAX: 812-876-8726

axisent@bluemarble.net

axispainting.com



Demshar CONSTRUCTION COMPANY

7705 S. Mount Zion Rd. • Bloomington IN 47403 • Phone (812) 336-5136

Client Noam & Mirjam Zadoff

Address 1021 E. Wylie St.

Date Sept. 6, 2014

Description Work completed, to date, on the window
replacements, and the removal of junk, built-in
closets, cabinets, and peg board from basement.

Window replacement: \$1,810.00

Basement work: \$ 550.00

TOTAL DUE: \$2,360.00

THANK YOU,

M. Scott Gend

ACCOUNTS DUE UPON RECEIPT.

After 30 days a service charge of 1½% per month will be applied.*

*Finance charge is computed by a "Periodic Rate" of 1½% per month which is an annual percentage rate of 18% applied to the previous balance.

CUSTOMER COPY



5123 Production Dr. Ste C
Bloomington, IN 47403
Phone 824-5055

Invoice

Date	Invoice #
9/29/2014	16739

Bill To
Miriam Zadoff 1021 E Wylie Street Bloomington IN 47401

Job Address

Carpet Cleaning - Upholstery Cleaning - Tile & Grout Cleaning - Hardwood Floors
HVAC Duct Cleaning - Home Repairs - Water Damage Restoration

www.CallHarrisServices.com

Phone	Terms	Work Date	Tech	Time
812-334-1321	Due on receipt	9/29/2014		8:30

Quantity	Description	Rate	Room	Amount
	Duct Cleaning per estimate #1655	1,250.00		1,250.00
	Sales Tax	7.00%		0.00
<p><i>Completed By</i> <i>Mike, Nick</i></p>				

ACCOUNTS OVER 30 DAYS WILL BE CHARGED 1.5% PLUS ANY
LEGAL COLLECTION COURT COST

Subtotal	\$1,250.00
Payments/Credits	\$0.00
Balance Due	\$1,250.00

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JAMES ROSENBERGER, ARCHITECT
1303 EAST UNIVERSITY STREET
BLOOMINGTON, INDIANA 47401

MIRJAM & NOAM ZADOFF
1021 E. WYLIE
BLOOMINGTON, INDIANA 47401
October 2, 2014

	HOURS	\$/HR	
SEPTEMBER, 2014			
First Meeting	2	0	0.00
Consult, meet	3.25	60	195.00

0.00

Total Due	\$195.00
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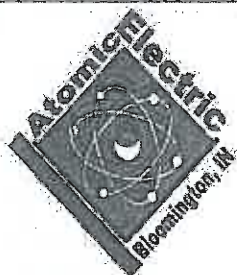
Atomic Electric

Fully Licensed and Insured

1401 South Madison Street
Bloomington, IN 47403

(812) 325 - 5164

atomicelctrical@gmail.com



Invoice No. 2767
Invoice Date: October 10, 2014

Bill To: Mirjam and Noam Zadoff

Address: 1021 e Wylie st

Phone:

E-mail:

Fax:

Synopsis: Upgrade of existing electrical service . Installation of 200 amp Midwest meter base with 200 amp integrated ge main disconnect , RMC riser , 200 amp GE 32/40 panel , grounding electrode and wiring , splicing of existing circuits , grounding and bonding of all applicable gas and water piping

Notes:

Monroe County building Permit: 2014-1001

Description of work Performed	Hours	Cost Per Hour	Amount
Residential	18	\$ 55.00	\$ 990.00
Monroe county building permit and sign off			\$ 75.00

Materials Used	Units	Cost Per Unit	Amount
Midwest 200 amp meter base , GE 32/40 panel , 4/0 urd service feeder wire , #6 ground wire , 12-2 and 12-3 nm-b wire , grounding electrode , 2" rmc conduit , 2 1/2" conduit and fittings , weather head , hub , roof boot ge single and double pole 20,30,50 amp breakers electrical and mechanical connectors and fittings uni strut ,		\$	1,015.25

\$ 2,080.25

Other
Deposit Received

TOTAL INVOIE \$ **2,080.25**

Thank you for considering us!



PROPOSAL

Branch: Moldstoppers of Indiana, LLC
Rep: Paul Ehrstein
PO Box 6342
Bloomington, IN 47407
Cell: 812-325-1609
Email: paul.e@moldstopperonline.com

NUMBER: O1614IND001

Lead: Realtor
TAX ID# 45-1653814

DATE: 10/16/2014

PRICES VALID FOR 30 DAYS.

FINAL PAYMENT DUE UPON COMPLETION.

Home Office (North Carolina)
1-866-448-1508

Customer: Noam and Miriam Zadoff
1021 E Wylie
Bloomington, IN 47401
Phone: 812-327-7174
Cell: 812-325-2535
Email: nzadoff@indiana.edu

Project: Noam and Mirjam Zadoff
Basement ceiling
1021 E Wylie
Bloomington, IN 47401

REMEDiation

Notes:

Updated 12 Dec 14

basement divided into three areas: Garage, utilities/laundry, other
house was vacant for a time and the lack of HVAC (furnace-A/C) allowed humidity to condense on floor joists
Updated 12 Dec 14

The fungal activity on the floor joists is yellow (joists are 100 years old, native lumber and dark) there could dark fungal activity and it could not be seen.

Other room has a 1/2" particle board ceiling cover. This is showing signs of fungal activity as well. Through a hole in the ceiling additional fungal activity can be seen on the joists above.

There is client concern for the joists inside the cold air returns. After the floor joists are cleaned and potential cross contamination is greatly reduced; already loose areas of cold air return runs will be pulled open and checked to ensure no fungal activity on-going inside. If so (a slight increase in costs) the runs will be opened and cleaned. Then closed up and sealed.

Scope of Work:

- scrape bulk test sample off of a joist and submit to lab for testing
- install temporary critical air containment at the upper basement door to seal more air in the basement
- install temporary containment on openings in the air ducts and furnace
- remove ceiling light fixture from "Other" room and dispose of
- remove and dispose of ceiling in "Other" room of basement
- remove and dispose of both doors and jambs at bottom of stairs
- remove and dispose of 9sq ft ceiling section at bottom of stairs
- spray apply fungal cleanser (Shockwave) solution to floor joists and scrub
- mop cleaning residue off of floor, dry area with fans
- scrub stairwell (top and underside) as needed
- seal supply air duct with metal HVAC tape
- open return air ducts where already loose, inspect for fungal damage within. Clean if found.
- reassemble ducts to original condition, seal with metal duct tape
- clean up and remove debris

Water Source:

humidity condensation, should be corrected by normal use of the HVAC and free standing dehumidifier.

Product / Service	Qty	Units
Equipment		
(PPE) Body suites, gloves, mask filters, etc.-per man per day	3	EA
Basement		
Set up critical air barriers per containment to isolate remediation areas.	1	EA
Remove overhead light shields, fungal cleanse, clean and reclose.	1	EA
Apply fungal cleanser, wash and scrub discolored floor joists and underside of floor sheathing.	825	SQ FT

3A



PROPOSAL

Product / Service	Qty	Units
remove and dispose of two doors and jambs at foot of stairs	2	EA
After initial cleaning is complete, open cold air return ducts to check for additional fungal activity on joists inside ducts. Clean if found	1	EA
Remove 9 square foot area of ceiling inside stairwell towards bottom of stairs. Dispose of	9	SQ FT
Return cold air return duct to original condition, seal with duct sealing tape	1	EA
Remove and dispose of MDF (Medium Density Fiberboard) ceiling in "Other" area of basement. Remove any furring strips supporting it and two small areas of paneling surrounding a support beam	200	SQ FT
Testing		
Bulk Sample for Testing	1	EA
SUBTOTAL:		\$1,926.75
TAX:		\$0.00
TOTAL:		\$1,926.75
PAYMENTS:		\$0.00
BALANCE:		\$1,926.75

PAYMENT

*MoldStoppers requires payment in full prior to initial lab testing for mold.

*MoldStoppers requires a 50% (or state required max %) downpayment to commence remediation work. Payment in full is expected with completion of work or successful clearance testing.

*MoldStoppers accepts cash, personal or business checks, and credit cards. We can also finance 100% thru our Swift Solution Program (on primary residence, single family homes).

PERFORMANCE

*Any work to be performed outside the scope of work to be negotiated separately. All legal remedies, including lien property will be employed on unpaid balances.

Pictures and description of work performed may be used in advertising.

By signing and returning this proposal, you are entering into a contract with MoldStoppers LLC, to complete the scope of work outlined and will honor the terms of payment.

Customer: _____ Date: ____/____/____

Approved: _____ Date: ____/____/____

Payment: \$ _____ Method: _____

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MARK LONGACRE CONSTRUCTION, INC

1468 Hartstrait Rd.
Bloomington, IN 47404

Invoice

DATE	INVOICE #
10/17/2014	mirjam14-1

BILL TO

Mirjam
1021 E. Wylie
Bloomington IN 47401

		TERMS	DUE DATE	PROJECT
		Due on receipt	10/17/2014	
QUANTITY	DESCRIPTION	RATE		AMOUNT
6.5	Mark & John's time to clean and inspect gutters. Measure for limestone countertops	50.00		325.00

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BAKER STONE WORK

1545 Hupp Road
BLOOMINGTON, IN 47401
812-824-2004
812-327-7977 Mike Jones cell
812-327-3242 Charles Nelson cell
Email charley.bakerstonework@gmail.com

DATE: October 20, 2014

INVOICE FOR:

Noam Zadoff
1201 E. Wylie St.
Email nzadoff@indiana.edu

Block in basement window

TOTAL DUE \$850.00

BALANCE DUE \$850.00

BAKER STONE WORK

1545 Hupp Road
BLOOMINGTON, IN 47401
812-824-2004
812-327-7977 Mike Jones cell
812-327-3242 Charles Nelson cell
Email charley.bakerstonework@gmail.com

DATE: October 20, 2014

INVOICE FOR:

Noam Zadoff
1201 E. Wylie St.
Email nzadoff@indiana.edu

Bury downspouts

TOTAL DUE \$5625.00

BALANCE DUE \$5625.00

BAKER STONE WORK

1545 Hupp Road
BLOOMINGTON, IN 47401
812-824-2004
812-327-7977 Mike Jones cell
812-327-3242 Charles Nelson cell
Email charley.bakerstonework@gmail.com

DATE: October 20, 2014

INVOICE FOR:

Noam Zadoff

1201 E. Wylie St.

Email nzadoff@indiana.edu

Replace basement windows, tuck-point & seal

TOTAL DUE \$4425.00

BALANCE DUE \$4425.00

BAKER STONE WORK
1545 Hupp Road
BLOOMINGTON, IN 47401
812-824-2004 office/ 812-824-6500 fax
812-327-7977 Mike's Jone's cell
812-327-3242 Charles Nelson cell
Email charley.bakerstonework@gmail.com

Proposal for: Noam Zadoff 1201 E. wylie St. email: nzadoff@indiana.edu

Date: November 8, 2014

Bid1

Remove existing basement windows & replace using vinyl sliding windows

Material, labor & clean-up \$1600.00

Bid 2

Scrape off any loose paint on interior basement walls

Chisel out any loose mortar joints and tuck-point

Apply dry-lok masonry sealer to all walls

Material, labor & clean-up \$2825.00

BAKER STONE WORK

1545 Hupp Road
BLOOMINGTON, IN 47401
812-824-2004
812-327-7977 Mike Jones cell
812-327-3242 Charles Nelson cell
Email charley.bakerstonework@gmail.com

DATE: April 8, 2015

INVOICE FOR:

Noam Zadoff
1201 E. Wylie St.
Email nzadoff@indiana.edu

Gutter repair

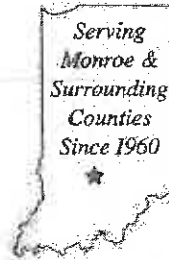
TOTAL DUE	\$1000.00
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Received Ck#1074 4/8/2015	-1000.00
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BALANCE DUE	—0—
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STATEMENT

J. R. Richardson & Sons, Inc.
Seamless Guttering
5684 N. Tunnel Rd.
Bloomington, IN 47408
812-332-8398



DATE 8/28/15

NAME Noam Zadoff

ADDRESS 1021 E. Wylie Street

CITY Bloomington, IN 47401

SERVICE ADDRESS same

GUTTER SIZE 5" ☒ Color Black & 3x4 downspout
& leaf guard

Labor and Material: \$1,915.00

*Payment due in full upon completion of
work. A late fee of \$15 will be assessed monthly
beginning 30 days from invoice date.

Thank you for your business!

ATTACHMENT NUMBER EIGHT

LETTERS FROM NEIGHBORS

10/24/2015

Elm Heights Historic Committee - Zadoff, Noam

Elm Heights Historic Committee

Krista Maglen <kmaglen@gmail.com>

Sat 10/24/2015 1:48 PM

To: Zadoff, Noam <nzadoff@indiana.edu>; Zadoff, Mirjam <mizadoff@indiana.edu>;

Dear Members of the Elm Heights Historic Committee,

I am writing to you to express my deep concern and great disappointment in the approach your committee has taken toward the repairs and renovations the Zadoff family have made to their home on Wylie St.

I live in the much older and more established historic neighborhood of Prospect Hill, where I own a house that is on the National Historic Register. I therefore am keenly aware and supportive of the need to preserve the heritage of our town and its architecture. The historic integrity of Prospect Hill, like Elm Heights, is part of what makes our town so special and beautiful, and it is important that we work together to protect that.

However, I cannot agree with you that the new black aluminum gutters that the Zadoffs installed on their house to replace the extremely damaged (and damaging) old gutters, is detrimental to or in contravention of the aims of your historic committee. Before the Zadoffs purchased their home, it was in a state of dire disrepair, not to mention its becoming increasingly physically unattractive. Since they bought it, they have poured love and care back into a neglected house, making it now one of the most appealing homes on the street. The work they have done on the house has only *enhanced* that part of Wylie St and Elm Heights.

If you are sincere in your desire to promote and maintain the historic integrity and appeal of your neighborhood, then you must take into consideration the reality of families who live in Bloomington. It is simply unrealistic to demand that people spend tens of thousands of dollars on every house repair, exactly recreating materials and techniques used long in the past. Copper, apart from being unethical and unsustainable, is not only extremely expensive, it also prohibits regular maintenance and care as there is no one in Bloomington with the skills or equipment to work on them. Aluminum gutters are both practical and inexpensive and, in this case, elegantly frame the home and more accurately fit in with the gutters that every other house on the street has. It simply is not just to demand that the Zadoffs' house be the only one on the street with copper gutters.

Perhaps more importantly to your own interests, if you do truly wish to maintain and promote Elm Heights' historic architecture, then you cannot make it impossible for people to make good faith, sympathetic, and structurally necessary repairs to their homes without the fear of your heavy hand and prying eyes. The Zadoffs, like so many other families, love their home and want to make it as structurally sound and attractive as they can. This not only benefits them, but also the neighborhood. It is important that people feel supported by historic committees in finding good, realistic and aesthetically appealing solutions for the restoration of historic homes. Working with people, being able to see and acknowledge thoughtful repairs, and encouraging loving renovations, is a more sustainable and effective application of historic committee powers than pursuing good people with unreasonable demands such as this.

The Zadoffs are extraordinarily good and thoughtful people who should be welcomed in the neighborhood and congratulated on the beautiful work they have done on their home. Your committee would do well to encourage, rather than deter, families like theirs to purchase and renovate homes in Elm Heights.

I strongly urge you to reconsider.

Krista Maglen

44

Bloomington, October 24, 2015

Fritz Breithaupt
1202 E. Maxwell Lane
Bloomington, IN 47401
fbreitha@indiana.edu

To Whom It May Concern

It has come to my attention that our neighbors Mirjam and Noam Zadoff have replaced their malfunctioning gutters on their house on East Wylie Street and that this change has resulted in some controversy.

My wife and I have lived on Maxwell Lane right next to Wylie Street for the past 18 years. We first lived in and owned a two-story limestone house from 1930 (1035 E. Maxwell Lane), and for the past 8 years we live in and own the original Maxwell House (or Maxwell Farm as some old folks call it since it predates all other houses in the neighborhood) from the late 1830s (1202 E. Maxwell Lane). Historical style matters to us. I was an art history major, too.

In regard to the house in question, I have to say that I have no objection to the change. I do not think that the gutters take away from the charm of the building. In fact, I would like to laud the Zadoffs for all their upkeeps of the house to make it fit for the next decades. In my opinion, the house with the new gutters fits right into the historic district.

Sincerely,



Fritz Breithaupt

Gretchen Knapp and Tom Rhea
1019 E Wylie St
Bloomington, IN 47401
Gretchenk100@gmail.com
812.369.1399

December 14, 2015

To whom it may concern:

We understand there is concern over the replacement gutters at 1021 E Wylie Street. As immediate neighbors, we'd like to offer our perspective. We treasure the historic nature of our neighborhood and of our street. Having lived in Bloomington for decades, we've seen many older homes turned into rentals or stripped of their historic charm. We don't want that to happen to Wylie Street or Elm Heights.

At the same time, as owners of an old house, we know that maintaining it is costly. Every single thing eventually needs replacement or repair—even in our home, which has been well maintained all along. Many home owners simply decline to take on the challenge and choose newer homes.

Certainly no one was willing to take on the challenge at 1021 E Wylie Street until the Zadoffs moved in. For fifteen years we watched it fall from neglect into terrible neglect. We worried that it was unfit for habitation, and indeed the long-time previous owner would sleep in his car due to the interior condition. Trash was stored in everywhere, even between the screen and front door. The city had to intervene legally before action was taken. We saw raccoons trying to pry up roofing tiles and gain entry. Before the home was first put on the market a few years ago, five different colors of mold were growing on the walls. There was no working plumbing. Frankly, we worried it had rats.

By the time the historic designation for Elm Heights was being evaluated, the house had been given a cosmetic makeover so that it could sell. Its infrastructure was still in a precarious state, as the original buyers and now the Zadoffs realized once they tried to live in it. The Zadoffs are repairing problems, inside and out, that have been decades in the making—expensive, extensive problems. They have done more to preserve this house than anyone in literally decades.

We understand that changes to the exterior of our homes must be approved in advance. But sometimes emergency issues have to be addressed immediately to limit further damage; that's the mark of responsible homeownership. Had one of the previous owners done something about the gutters years ago, perhaps they could have been preserved. Decades of neglect have taken a toll. It's sad, but not the fault of the Zadoffs, and in the context of all the badly needed restoration they're giving this beautiful home, the exorbitant costs of replacing copper with copper would not be feasible for anyone we know. The new gutters are discreet and work beautifully with the home's design. No passerby who stopped to admire the home would give them a moment's thought.

We are so grateful that Noam and Mirjam are giving this Bloomington treasure the care it has long needed. Please consider their preservation investment in the house as a whole, and keep ownership of our historic neighborhood homes within reach of committed residents.

Sincerely,

Gretchen Knapp and Tom Rhea

Ab

Bloomington, October 24, 2015

Dear Members of the Elm Heights Historic Committee,

I have known Noam and Mirjam Zadoff and their lovely family ever since they moved from Germany to Indiana University and joined the Bloomington community. Indeed, I remember fondly my first meeting with Noam over coffee during his campus visit for the position he holds currently in History and Jewish Studies. I was impressed during our conversation both by Noam's sharp intellect and ability to think expansively; I was equally impressed that he wore his sharp mind lightly and listened intently to views and arguments that ran counter to his own, betraying a modesty and even-handedness that I would come to respect and admire.

I was happy to learn that he and Mirjam would be buying a house and renovating it for their young family. I did not doubt that the modesty and even-handedness that Noam showed in engagements with colleagues would also manifest themselves in the decisions that he and Mirjam would make in breathing new life into the historic home they purchased on Wylie Street that was in need of much love and care. This they accomplished handily with the completion of a beautiful renovation that remained faithful to the historical integrity of the house and yet managed to render a modern living space that was attractive and functional.

I live in a historic home in Prospect Hill that is on the national historic register and am therefore sympathetic to the efforts of our historical committee and others in Bloomington to help ensure that homes maintain their historic character and aesthetic. Living in a such a house requires also, though, that it function as a home in a quite different context to when it was built and that may require using building materials that would not have been available in earlier periods. I have visited the Zadoff home numerous times and have admired the beautifully installed gutters that frame the house. It is clear, unsurprisingly if one knows Noam (and Mirjam), that the decision to install these particular gutters was taken with great care and thought.

I walk around my neighborhood often, passing several historic homes that are on the national register (some built in the last years of the 19th century) during walks with my family, and find that none have copper gutters, yet their historical integrity is in no way compromised. Indeed, Prospect Hill is regarded as a leading historic neighborhood around which walking tours are organized to showcase the many architectural gems that exist in this vibrant part of the city of Bloomington. Some of this vibrancy is derived from new families and residents moving into the older homes that often require renovation and significant investment to maintain their historic structure and importance.

The Zadoffs have contributed undoubtedly to the vibrancy of Elm Heights and their example should encourage others to purchase and renovate historic homes in this beautiful neighborhood without being held to certain standards that are no longer practical or fair.

Yours sincerely,
Pedro Machado

Associate Professor
Department of History
Indiana University, Bloomington
IN 47403
USA

To: Relevant city regulatorsHistoric Districts

From: Emilie and Tom Schwen, 821 S Hawthorne Dr

Subject: Gutter project 1021 E Wylie

*Tom Schwen
Emilie B. Schwen*

Date: Oct. 16, 2015

We wish to express our support for the homeowners of 1021 E Wylie for their recent addition of black rain gutters to their home. The gutters are attractive and a reasonable replacement for the copper gutters that were beyond repair.

Furthermore copper gutters have become prohibitively expensive in recent years. We have come to regret signing on to the concept of a historic district as we see requirements for expensive and arbitrary repairs. Using copper is not a sound ecological or economic decision at this time. Copper has become expensive because of a rapid expansion of more critical applications. A 'contributing' house of our size could easily cost \$20,000 to provide copper gutters. This is an unreasonable burden for middle class homeowners.

Perhaps it is time to organize for removing the historic designation from our neighborhood. We feel we were deceived by the early information and would not have agreed to the proposal if all the consequences (including bureaucratic enforcement) had been adequately explained.

10/27/2015

your guttering - Zadoff, Noam

your guttering

Knott, Sarah

Tue 10/27/2015 12:48 PM

To: Dierks, Konstantin <kdierks@indiana.edu>; Zadoff, Noam <nzadoff@indiana.edu>; Zadoff, Mirjam <mizadoff@indiana.edu>;

Dear Noam and Mirjam,

Thanks for asking me about the guttering.

It's been wonderful to see your care of the house since you moved in last year. Those new gutters seem exactly right both in terms of our neighborhood's aesthetics and all of our obligation to take care of the environment.

Best wishes,

Sarah

Sarah Knott, D.Phil FRHS
Associate Professor, Department of History
Indiana University

October 26, 2015

Noam and Mirjam Zadoff
1021 E. Wylie St.
Bloomington, IN 47401

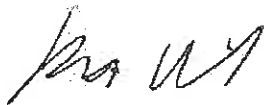
Dear Noam and Mirjam,

I am writing out of appreciation for all the work you have put into the house you have bought diagonally across the street from our house. As you know, the house you bought had a peculiar history of somewhat infamous prolonged neglect, and then some merely cosmetic improvements by the owners preceding you. You have had to make many necessary repairs and improvements to the interior and exterior of the house, and to the front and back garden, which is both a practical and financial burden, but also a blessing in disguise when one restores a house to a pristine condition. I am very sorry that you had to deal with, among other things, a severe mold problem not once but twice, and also worsening leaks, but we know from our own experience with our house that relatively old (for this part of the world, anyway) houses come with aging problems, and require tender loving care. You have applied such care, and a lovely aesthetic eye, in all the repairs and improvements that you have needed to make.

I realize that replacing the gutters in particular was problematic, but the availability and price of copper are very different now, due to China's recent rise as an economy, compared to what they were in the 1920s. I appreciate that you first tried to repair the old gutters and the drainage, but that simply didn't work, and the mold problem returned and the leaks continued. Replacing copper gutters is now only possible for the dreaded top 1%, and thank goodness you are not such people! You have made the front of the house look lovely with your careful choices, and thank goodness, too, you have not had a recurrence of the mold problem.

It is now a pleasure looking out our upstairs and downstairs windows at your house. Above all, it is a pleasure to have your family as neighbors gracing our beautiful street.

Very best wishes...



Konstantin Dierks
1024 E. Wylie St.
Bloomington, IN 47401

Bloomington, October 25, 2015

Dear Mirjam and Noam and the children,

We just learned of your latest problems with the historical committee. We both regret the consequences for you and your beautiful children of our signing on to be part of a historic district. We never could afford the copper gutters that this committee is asking you to pay for. The gutters that you have installed are certainly stylistically correct, beautiful and seem perfect. We live at 1240 E. Wylie in a home older than yours. We did all that kind of renovation BEFORE we were deemed historic and our lovely home fits into the block perfectly. WE would never dream of expecting anyone to have to spend a fortune on something like this.

I would like to make a petition asking our block to UNLIST itself historically. This is an outright shame.

Sincerely,

Susan and Myron Bloom

11/1/2015

Support - Zadoff, Noam

Support

Pergher, Roberta

Wed 10/28/2015 2:17 PM

To: Zadoff, Noam <nzadoff@indiana.edu>; Zadoff, Mirjam <mizadoff@indiana.edu>;

Dear Mirjam and Noam,

I wanted to write to give you my support as you are forced to deal with questions about your new gutters. I'm sorry you have to go through this, and as a person living in Elm Heights, your troubles do not make me feel good about the neighborhood and the effort we all make to improve its housing stock. You have done a wonderful job with the house. You bought a house that was in serious disrepair and within a year it has become a well taken care of, beautiful home. I'm troubled that the EH committee doesn't see the value in that. I'm also troubled by their misguided efforts at maintaining bits and pieces that cannot or do not deserve to be maintained.

For instance, moving forward, each homeowner should be increasingly concerned about energy efficiency. That will mean replacing windows, installing insulation, and so forth, and it will mean that some old homes ideally will need to undergo a major overhaul. It is the right thing to do, and the EH committee needs to get on board with these considerations. The look of homes will need to change.

The committee also need to realize that this is a neighborhood with a very mixed profile. Sure, there are some magnificent limestone homes that deserve to be preserved, but there is also much that is an eyesore, and not only because it is run down, but because some of these homes were built very cheaply and without much consideration for creating a coherent aesthetic across the neighborhood. Are we going to hang on to all these ugly buildings? Restore them to their previous "glory"?

But more to the point of your current predicament: Maybe 100 years ago it made perfect sense to use copper on a medium-size, two-story home like yours (and mine). But with the phenomenal increase in the value of copper, and the fact that our homes, let's be honest, are yes wonderful but also rather modest, it simply does not make sense to spend that kind of money on gutters. Quite frankly it would be perverse. There is so much more work that needs to be done to maintain these structures, that asking homeowners to comply to such misguided understandings of preservations would only deter people from buying such a home in the first place. Do we rather want to see these houses fall into the hands of landlords who do not care about renovating them and only use them as rentals to make money on their investment? What you are having to go through is disheartening for any homeowner who cares about the neighborhood and owns an old home and thus knows how much time, energy, and money goes into keeping these houses livable. Because after all, that's what we want, present and future generations living happy, healthy, and responsible lives in this neighborhood.

I wish you all the best in your endeavor as I believe the outcome affects us all.

With best wishes,

Roberta Pergher

12/14/2015

copper gutters - Zadoff, Noam

copper gutters

Izabela Potapowicz <iza.potapowicz@gmail.com>

Mon 12/14/2015 1:28 PM

To: Zadoff, Noam <nzadoff@indiana.edu>;

Cc: Bouchard, Vincent <vbouchar@indiana.edu>;

Hello Noam and Mirjam,

We are writing you in response to your letter about the copper gutters at 1021 Wylie Street.

We have noticed the renovations on your house and consider it well done and aesthetically respectful of the house. It is disheartening to hear that some of that work got ruined by the problem with your previous gutters.

To be very honest, we did not even notice that you had replaced the copper gutters for black ones. Given that your window frames and shutters are black, the gutters match the overall aesthetics. We certainly do not find the change jarring or offensive.

Given the fact that yours belongs to the nicely renovated, well-kept houses on Wylie street, we are quite confident that you will find a reasonable accommodation with the Elm Heights Neighborhood Committee.

Best regards,

Izabela and Vincent Bouchard

5A

11/1/2015

your travails - Zadoff, Noam

your travails

Mark Roseman <marktheroseman@gmail.com>

Wed 10/28/2015 8:54 AM

To: Zadoff, Mirjam <mizadoff@indiana.edu>; Zadoff, Noam <nzadoff@indiana.edu>;

Dear Mirjam and Noam,

Having followed your issues with the house recently I did want to write something to express my unhappiness and discomfort at the problems you have been facing. This is partly a matter of tone and approach, but also I think a more fundamental problem with the way the local neighborhood committee misunderstands the task at hand.

I was very upset when, as newly arrived neighbors, it emerged that you had been ambushed by the committee and almost faced the possibility of being literally tens of thousands of dollars out of pocket over the replacement windows. I think it, sadly, possible that the fact that reason and humanity prevailed on that occasion has produced the extraordinary intervention you are now contending with on the gutters.

To state the obvious, the new gutters look fine and the house looks very nice. It is in better shape than it was in 2012 when my wife and I were looking for houses in the neighborhood and saw inside yours. So there is no question of you're having put up an eyesore in our district. It is as obvious to me round the corner as it must be to direct neighbors that as careful home owners you are contributing to the look and property values of a pleasant street - I really like Wylie - and you are not only not undermining the feel of the street, but enhancing it.

Secondly, the idea that you should spend - am I right, tens of thousands of dollars? - on copper guttering, is clearly utterly disproportionate. Why? Well this neighborhood and, forgive me, your house, are simply not in that category. In 300 years no one will celebrate Elm Heights as an architectural jewel. It's housing stock is incredibly mixed. There is a lot of small undistinguished and frankly ugly housing. There are several pleasant streets with a certain organic feel to them, and there are a few really distinguished limestone properties, and quite a number of less distinctive but pleasing brick houses of which yours (and ours) are examples. It is worth protecting - but only within reason and up to a point. Neighborhood protection needs a more flexible regime that recognizes this.

Finally, many of us faced emergency issues with water flow around the house with the extraordinarily wet weather earlier in the summer. A home owner on a house like this simply cannot be faced with the choice of bankruptcy or flooding. I'm appalled that the local committee should be putting you through the ringer in this way.

Best wishes,

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11/1/2015

your travails - Zadoff, Noam

Mark

Mark Roseman, 512 S. Hawthorne Dr. , Bloomington IN 47401 812-3207466

317 S. Jackson Street
Bloomington, IN 47403-1475
October 25, 2015

To the Historic Preservation Committee:

I am not a resident of Elm Heights, but I do live in another historic district in town, Prospect Hill. Prospect Hill was the first historic district and when we purchased our home (Tinker's Mansion) twenty-five years ago, we were concerned about what it might mean to live in a historic district. Old neighborhoods with their old houses have wonderful character, but old houses are also expensive to maintain, particularly if previous owners have not done a good job, and old materials are extremely expensive to repair and replace. When my partner took one of our metal finials to a metal shop to see about having it repaired, the owner commented that this was the kind of work people did back when folks were paid 25¢ an hour. We were reassured, however, by our neighbors and particularly by our city councillor, Chris Sturbaum, that the purpose of the district was not to make it so difficult to repair our homes that only rich people could afford to live in the neighborhood or that people let their houses get run down because they couldn't afford to get them repaired because of restrictions put on them by the historic designation. Furthermore, in our neighborhood (and I should imagine in Elm Heights as well), all sorts of things had to be grandfathered in as in the past people did things that would not currently be allowed.

While it certainly would have been preferable for Noam and Mirjam to get authorization to replace their gutters first, they were faced with an emergency. Gutters can be replaced in the fullness of time, but the damage done to a house by water can be permanent, water being a house's big enemy, as you know. The questions that need to be asked is whether these historic neighborhoods should be preserved at the cost of them becoming unaffordable; whether these neighborhooda should continue to be living entities or should become frozen museums; and when a change reversible in the long run has been made when the owners feel that the repair is an emergency, they should be punished for it. In my own neighborhood, a house was essentially demolished without the appropriate processing and a new house built without proper approval, and nothing happened despite complaints. In this much more minor case, where the parties have had the best of intentions, it seems callous and unreasonable to punish people who by living in the neighborhood are making a commitment to its continued well-being.

Yours truly,

Leah Shopkow

To the Historic District Commission,

As resident of the Elm Hights Neighborhood, I appreciate the work of the Historic District Commission as well as its goal of the preservation of the historic character of the area. I am writing because I heard that Mirjam and Noam Zadoff have installed new gutters in order to replace old, malfunctioning copper gutters. From what I could tell riding by several times, they match the house in color and style and are a thoughtful replacement that does not seem to contradict the mandate to maintaining the historic character of the neighborhood. As excellent neighbors and members of both the Elm Hights District as all we the Indiana University Community, I am confident they made a thoughtful decision that is in accordance with the spirit of the neighborhood.

Many regards, Johannes Türk.

12/14/2015

Gutters on Wylie Street - Zadoff, Noam

Gutters on Wylie Street

Toby Strout <tobystrout@hotmail.com>

Sun 12/13/2015 5:05 PM

To: Zadoff, Noam <nzadoff@indiana.edu>;

Cc: Arnove, Robert F. <arnove@indiana.edu>;

Dear Noam and Mirjam,

We weren't sure how to send our comments and hope this works. If you can't print and collect all the supportive messages I'm sure you will receive, we would be pleased to address the issue in some other way, including in-person at a meeting with the Committee.

First, we want to say very strongly how pleased we are to have you as neighbors. When I set up residence on Wylie Street in 1979, I thought the street offered a great deal of what I wanted. Over the years, it has only gotten better as so many of our neighbors have invested in their properties, added decorative features, put in and maintained gardens, and generally kept up appearances.

The house you moved into was something of an exception. It wasn't well taken care of. We have watched as you have improved the property and we couldn't be more pleased with your efforts. The gutters you have installed demonstrate the sensitivity and seriousness with which you have approached the repair work that so many years of neglect made necessary. Your house looks great!

Sincerely,

Toby Strout and Bob Arnove

(Ms.) Toby Strout
Executive Director
Middle Way House, Inc.
working to end violence against women
www.middlewayhouse.org
P. O. Box 95, Bloomington, IN 47402
tel: 812-333-7404; fax: 812-323-9063
24-hour Crisis Line: 812-336-0846

12/14/2015

Gutters on Wylie Street - Zadoff, Noam

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11/2/2015

Gutters - Zadoff, Noam

Gutters

Vieira, Estela

Mon 11/2/2015 9:05 AM

To: Zadoff, Noam <nzadoff@indiana.edu>; Zadoff, Mirjam <mizadoff@indiana.edu>;

Cc: Turk, Johannes <joturk@indiana.edu>;

To the Historic District Commission,

I live at 1101 East Hunter Avenue, in the heart of the Elm Heights Historic District, in the 1927 brick home known as the McDonald house. Before moving here in 2012, I lived at 711 South Fess Avenue, another historic 1922 home since 2007. Like me, I know that my fellow Elm Heights neighbors, Noam and Mirjam Zadoff, also made a very conscious decision to live in this neighborhood because of their dedication to historic preservation and environmental sustainability when they moved here from Munich, Germany. They would never do anything to jeopardize the historic integrity of their home, which they have restored with care and thoughtful planning. The replaced gutters were non-functioning and corroded and it was essential to replace them in order to not cause further damage to other historic features of the home. They were not carrying the rain away from the house and as a result every rain meant water was running into their basement. The new gutters are black to match the aesthetics of the house, and the window sheds and door.

Besides being caring, affectionate, and concerned individuals, Noam and Mirjam are an active part of the Indiana University and Bloomington communities, and are members and donors to an array of associations and community groups in town, including the Bloomington Montessori School and the Wonder Lab, among others.

Sincerely,
Estela Vieira

Estela Vieira
Associate Professor
Department of Spanish and Portuguese
Indiana University
<http://www.xix.indiana.edu>
<http://www.bucknell.edu/script/upress/book.asp?id=1644>

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workingdesign

Architecture • Landscape

Historic Preservation Commission
City of Bloomington
401 North Morton St.
Bloomington, IN 47404

Honorable Members:

I wish to express my support for Noam and Mirjam Zadoff in regard to the replacement of the rain gutters on their residence at 1021 E. Wylie Street. I realize there has been concern as to the suitability of the selected material and gutter style. However, when considering the economic, aesthetic, and historical concerns associated with their choice, I believe that their decision was appropriate. It neither diminishes the building's residential charm nor undermines the historical character of the neighborhood.

While the existing copper gutters on the Zadoff home were conceivably part of the original construction, they were seriously damaged and in such disrepair that replacing them appeared to be the more viable option. However, when considering the price of the copper replacement this seemed cost prohibitive. Yet leaving the original gutters in place was problematic in that they had deteriorated to a point where many of the visual characteristics associated with their original character were lost. They continuously leaked to the point where water problems along the fascia, down the walls, and subsequently, into the basement had ensued. Although the leaks may have been repaired, it would have been difficult to regain the original charm and character that the gutters once had, still leaving them in a state of visual neglect.

It is true that the replacement gutters materially and stylistically differ from the originals; however, they are based on a traditional OG form which is historically constituted, and are quite compatible with the characteristics of the neighborhood. The color selection matches the existing shutters, accentuates the building form, and presents an enhanced image of a well maintained residence. I realize that my thoughts on this matter may be viewed as subjective, but flexible guidelines are meant to be interpreted on a case by case basis which in and of itself precludes subjectivity.

In no manner do I wish to disregard the principal values established by the historic commission. As an architect, I have always placed a premium on the need to preserve what we have learned from the past and applaud the efforts of the commission. But as an architect and neighbor, I also support the Zadoffs' effort to maintain their home in a manner which is economically prudent while still sustaining those characteristics which are appropriate to the neighborhood in which we live. I feel they have achieved both of these goals and I fully support their choice in replacement gutters.

Respectfully,

Robert J. Fakelmann, AIA
Emeritus Architect
Emeritus Professor of Architecture

workingdesign • 1022 E. Wylie Street • Bloomington Indiana 47401

www.workingdesign.info

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12/19/15

To whom it may concern,

My husband, Malcolm Dalglish, and I live 2 houses east of Noam and Mirjam Zadoff on Wylie Street. We have lived here for almost 30 years, and have a vested interest in our street maintaining its historic character.

We are in complete support of the aesthetic and practical solution the Zadoffs made in replacing their gutters. Their house is now beautifully restored (in contrast to the dilapidated state it had been in for the past 30 years with the "historic" copper gutters.)

Equally important to us is maintaining the affordability of our neighborhood for young families. The requirement that gutters be copper is unrealistic due to the prohibitive cost. We must balance historic preservation with livability and sustainability.

We respectfully suggest that any neighbor who takes umbrage with the Zadoffs' gutters can bankroll their replacement with copper ones.

Sincerely,



Judy Klein and Malcolm Dalglish
1111 E Wylie St
Bloomington, IN 47401

December 16, 2015

We are writing to express my support for our neighbors at 1021 E Wylie Street, Noam and Mirjam Zadoff, and their request to be allowed to replace their copper gutters with a less expensive alternative. We live approximately five houses down at the corner of Wylie and Woodlawn (811 S Woodlawn Ave). In our opinion, the current and previous owners of that house have done a commendable job of improving the overall aesthetic quality of that house compared to its condition prior to 2012. We are perfectly satisfied with the appropriateness of the option they wish to pursue for their gutter replacement.

While we sympathize with the goals of the Historical Preservation Commission, requiring that the gutters be replaced with copper rather than an alternative material seems to us to be not entirely in line with the spirit in which the Commission was formed. Relatively speaking, copper is undoubtedly much more expensive now relative to alternatives than it was in the 1930s. As such, we are sure replacing an entire house with copper gutters will place a significant financial burden on any homeowner, for a clear, albeit limited aesthetic benefit over alternatives. We say this as owners of a house that falls under the Historic Preservation Committee's jurisdiction and that has existing copper gutters.

The previous owners of our house installed the gutters, and while we do not know the exact cost, we know it was significant. In fact, at the time, they did not add copper guttering to the 1970s-era sunroom, although 2/3 of the required material for that part was left in the basement. We assume that they overran their budget and were not able to afford the remaining required pieces for the sunroom. In any case, we recently completed a renovation of that sunroom and had the remaining copper gutters installed. The total cost of installing those two sections and purchasing the remaining 10-foot section of copper gutter and custom fixtures required to mount the gutters was \$2,000.

To us, gutters are more analogous to shingles rather than windows or fixed architectural features inasmuch as they are intended to be replaced periodically. A quick (non-exhaustive) survey of the houses in Elm Height with historic designation show that a great number of them do not have copper gutters and only a small percentage of houses in Elm Heights has copper gutters. As such, replacing the gutters with a style that matches many houses in the neighborhood does not seem inappropriate (particularly because we are not talking about windows or fixed architectural features). Section 2.16.030 (d) of the Bloomington Historical Preservation Commission states: "The commission may not make any requirement except for the purpose of preventing development, alteration or demolition in the historic district obviously incongruous with the historic district". Given that elements such as shingles or gutters are much less integral to the character of a building than the windows or façade, and that the majority of houses in Elm Heights do not possess copper gutters, it seems that allowing Noam and Mirjam to use alternative materials for their gutters does not constitute something "obviously incongruous with the historic district."

Thank you for considering our input.

Sincerely,



Jonathan Trinidad
Heather Heerssen
811 S Woodlawn Ave

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1/7/2016

Thank You - Zadoff, Noam

Thank You

Alexander, Jim <Jim.Alexander@CookMedical.com>

Thu 1/7/2016 1:48 PM

To: Zadoff, Noam <nzadoff@indiana.edu>;

Noam

I was great to meet and talk with you last week. It always excites me to see new neighbors come into our neighborhood. I am sure Wylie street will enjoy you and your family. I also wanted to *thank you* for the improvements you have made to your house. As you well know, the condition of your house prior to your arrival was not good – it had been in disarray for several years. And, I see you have even planted a new (hardwood) tree - Thank you!!

Welcome to our neighborhood....

Jim Alexander

Director, Healthcare Business Solutions

Cook Medical

Bloomington, IN 47402

Cell 812-345-1809

Jim.Alexander@cookmedical.com

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DEMOLITION DELAY-16-06

Summary

Partial Demolition.

2404 S. Bryan St.

Contributing

105-055-60332

House, California Bungalow, c. 1930



This is a one-story c. 1930 slightly altered California Bungalow. The project includes the installation of an accessibility ramp by changing a south window to a door. The project is to allow accessible access into the house for the property owner. This is a Home Modifications for Accessible Living (HMAL) program through the Housing and Neighborhood Development Department and has already been through the HUD required environmental review process. The most significant features of the house is the front elevation And

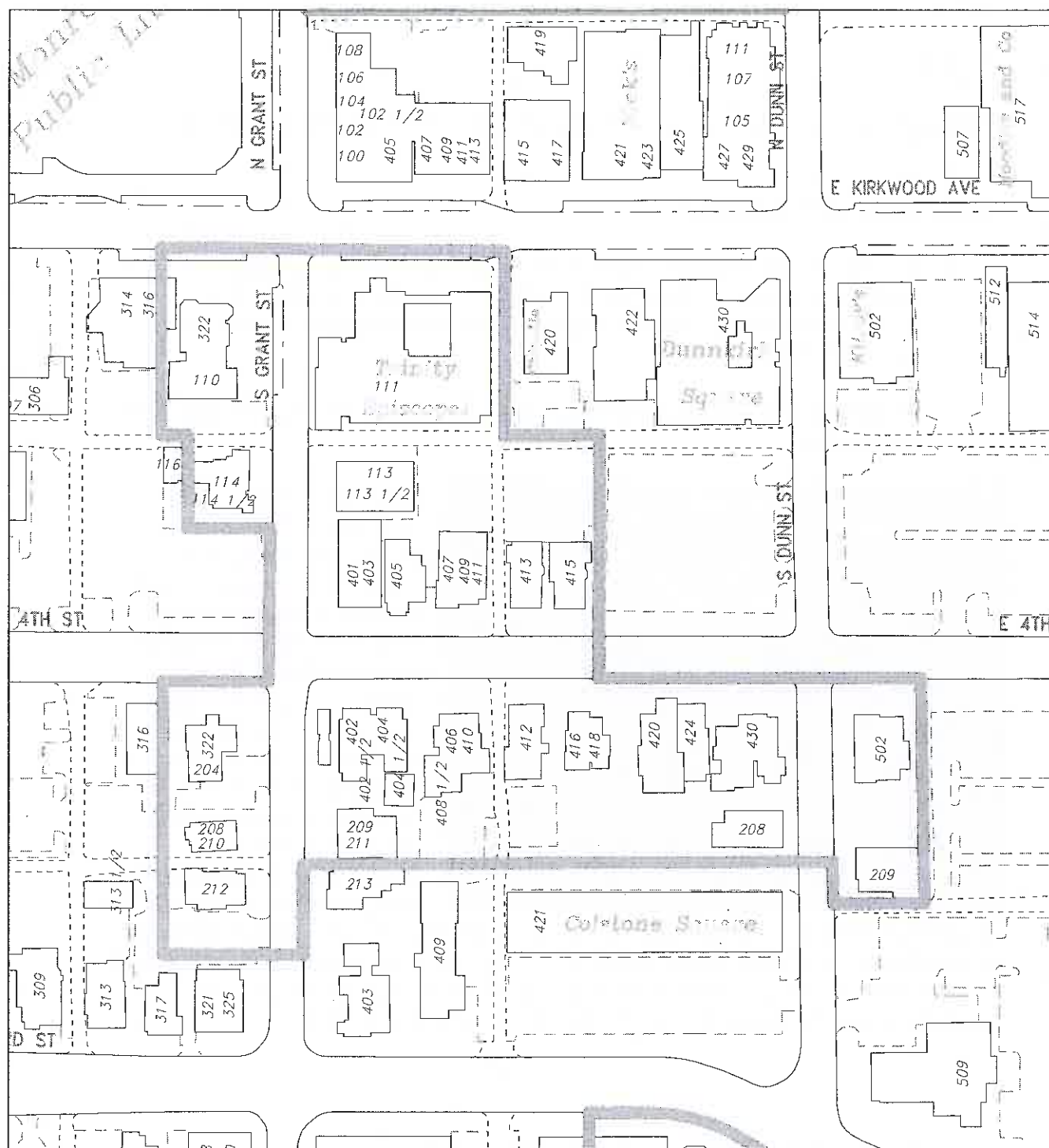
the changes will only at the rear of the house. A rear window will be changed to a door and an ADA concrete ramp will be installed. Staff recommends the release of this permit.

Proposed Findings of Fact
706 W. Wylie Street

1. The Commission finds that the porch railing installed at 706 West Wylie Street was illegally installed; a Certificate of Appropriateness had not been obtained, as required by Bloomington Municipal Code 8.08.020, prior to its installation.
2. The Commission finds that the porch railing installed at 706 West Wylie Street is not appropriate for the historic nature of the structure itself and actually detracts from the overall historic nature of the structure in violation of Section 8.08.020(e) of the Bloomington Municipal Code.
3. The Commission finds that the porch railing installed at 706 West Wylie Street is not appropriate for the McDoel Gardens Historic District and detracts from the historic character and feel of said District in violation of Section 8.08.020(e) of the Bloomington Municipal Code.
4. The Commission finds that the porch railing installed at 706 West Wylie Street is contrary to the McDoel Gardens Historic District's Design Guidelines in that said Guidelines denote that "the look of open front porches is perhaps the most significant feature of the neighborhood both architecturally and culturally" and that the installed railing is made of a wood and solidly encloses the porch so that a significant portion of the porch is neither open nor pleasing architecturally.
5. The Commission finds that the porch railing installed at 706 West Wylie Street negatively and detrimentally impacts the streetscape of the McDoel Gardens Historic District.

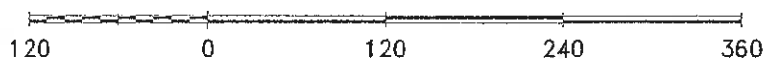
Proposed Findings of Fact
329 South Buckner

1. The Commission finds that the proposed addition to the property at 329 South Buckner will not detract from the overall historic character of the original structure or the Greater Prospect Hill Historic District as the elevation of the street will detract from and hide significant portions of the addition.
2. The Commission finds that the proposed addition is aesthetically similar to that of the original structure located at 329 South Buckner and as such will complement the historic nature of the original structure and the overall Greater Prospect Hill Historic District.
3. The Commission finds that the removal of the garage at 329 South Buckner is not inappropriate as it will allow for an appropriate addition that is consistent with the intent of Title 8 of the Bloomington Municipal Code and the Design Guidelines for the Greater Prospect Hill Historic District.
4. The Commission finds that the accessory structure, shed, installed at 329 South Buckner is not inappropriate when considering the factors outlined in Title 8 of the Bloomington Municipal Code and the Greater Prospect Hill Historic District's Design Guidelines.
5. The Commission finds that the fence on the property at 329 South Buckner is not inappropriate when considering the factors outlined in Title 8 of the Bloomington Municipal Code and the Greater Prospect Hill Historic District's Design Guidelines.
6. The Commission finds that the Greater Prospect Hill Historic District's Design Subcommittee is supportive of the following: garage removal; fence installation; accessory structure installation; and building addition.
7. The Commission finds that the proposed work and the work that has already been completed on the property located at 329 South Buckner is work that does not detract from the historic nature of the Greater Prospect Hill Historic District and that said work is consistent with Title 8 of the Bloomington Municipal Code.



By: emenhisb

30 Nov 15



For reference only; map information NOT warranted.

City of Bloomington
Housing & Neighborhood



Scale: 1" = 120'

Restaurant Row

Staff ReportBloomington Historic Preservation Commission**Basis for Historic Significance:**

- **Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history.**
- **Exemplifies the cultural, political, economic, social, or historic heritage of the community.**



Part of the original 1818 plat surveyed by James Borland, the four hundred block of East Fourth Street contains several large and substantial homes dating from the late nineteenth century and early twentieth century. The east, west and north sides of the district are anchored by structures listed in the historic sites survey or in the Indiana University survey. The oldest structure is a restored brick, federal style I-house located at 322 East

Fourth Street built in 1850 by Augustus Holtzman, who also owned a woolen mill nearby at what is now Third and Lincoln Streets. Before the end of the century, the house passed to W.D. Dill, who owned a mill on the West Side of Bloomington. Currently, the structure houses the offices of Bruce Storm Real Estate and apartments.



To the north of the Holtzman-Dill house is a turreted stone and frame Dutch Revival House built much later in 1907. The use of a curved limestone porch and cross gambrel roof resembles many of those designed by architect J.L. Nichols, who also built the structure to the immediate north. From 1920 to 1935, the building was the home of Indiana University German Professor Bert John Vos, who was also special

assistant to American Legation at The Hague 1918-19 and a member of the U.S. Mission to Berlin in 1919.

“Kirkwood Manor”, as the property on Kirkwood, also attributed to Nichols is called, was occupied by the Sigma Nu fraternity house from 1916-1951. It was built for a family in 1893, but was converted to fraternity use as Kirkwood slowly evolved into an area of clubs and boarding houses associated with the University. By the mid-twentieth century, these had evolved into commercial uses. Both buildings are listed in the 1986 survey as



is the Trinity Episcopal Church across the street at 111 South Grant. Designed by architect Alfred Grindle, Trinity Church was built in 1909 in the English Country Church Style. Grindle was trained in England and based his design for the church on the memories of his childhood.



To the east, the Henry A. Lee House at 502 East Fourth Street anchors the district, which is a Stick Style house with Arts and Crafts elements, built in 1913. The 1996 University survey gives it an "outstanding" rating. Lee was a prominent attorney who was active in local Republican Party politics. The structure is now vacant, but in the past Indiana University used it as an Annex to the Law Department and

most recently the Mathematics Department. Immediately to the south at 209 South Dunn, is a locally designated vernacular Gabled-ell with Italianate and Greek Revival detailing that for a time was occupied by Henry Lee's son, also a prominent attorney.

Between the Lee and Holtzman houses on Fourth Street are several substantial two-story houses and a couple of one-story cottages built between 1890 and 1927. Most are Queen Anne style, but there are two Dutch Colonial Revival houses at 413 and 415 East Fourth and two bungalows at 401/403 and 405 East Fourth. At the turn of the century, City directories indicate that a large number of transient residents lived along Fourth Street, often seven or more students in one house. By the 1920's single owners again dominated, and one of the City's oldest beauty parlors, Bingham Beauty Parlor, occupied the structure at 401/403 East Fourth from 1922 to 1940.

After World War II medical professional offices increasingly occupied the block. Of eleven structures listed in the 1970 City directory, six housed physicians, a dentist, and an optometrist. Significantly, four structures are listed as "vacant," indicating a period of decline. However, low rental rates contributed to a commercial revival that by 1980 saw the block occupied by a variety of businesses, including a restaurant, a music store, a beauty salon, yarn shops, and one physician. By 1990, the block was known locally as "Restaurant Row" due to the proliferation of new ethnic restaurants. Today these restaurants are the core of a successful and bustling commercial district.

Contemporary businesses on the Fourth Street block include a hair salon, travel agency, and vintage clothing store. Most of the buildings have been modified for commercial purposes such as larger windows for displays and added ornaments as well as rear additions to accommodate restaurant kitchens. However, it should be emphasized the basic integrity of these structures is sound, and it is their historical character that has attracted so many restaurants and patrons to the area.



This district also has local historic designations, such as a limestone hitching post in front of 416 E. 4th St., a stone sidewalk and 209 S. Dunn St.

Basis for Architectural Significance:

- **Is the work of a designer whose individual work has significantly influenced the development of the community.**
- **Is the work of a designer of such prominence that such work gains its value from the designee's reputation.**

As has been established above, this district is sprinkled with architect designed homes by prominent local architects Nichols and Grindle. Among Nichols designed homes is the "Kirkwood Manor," and 114 S. Grant St. "Kirkwood Manor" was the home to Sigma

Nu, Indiana University's first fraternity. Alfred Grindle designed the Trinity Episcopal Church in 1909. These buildings showcase limestone, which played a larger part in the development of the city.

- **Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city.**

Restaurant Row is a unique district in the City of Bloomington, which retains the streetscape and feel of where it originally began. The district evolved as a single family neighborhood toward the end of the 19th century as Indiana University was developing at the east end of 4th Street. This in and of itself does not specifically distinguish this district from others of this same era. However, the fact that it has grown into a flourishing food destination for international and ethnic cuisine while still maintaining the rhythm and feeling of a single family neighborhood provides a unique scale for a business district. The relationship between historic buildings, and streetscape and landscape features within the district help to define the historic district and therefore must be retained and preserved. If left unprotected, the streetscape and scale of the district could change significantly and in turn affect the overall character of the unique character district.

In 2012, the Bloomington Historic Preservation Commission compiled the "Preservation Plan for Historic Bloomington," which identified Restaurant Row as a distinct character area. The preservation plan highlights the significant features of the area and specific strategies and recommendations such as, "maintain narrow vertical expression of façades,

retain the rhythm of residential window forms on the second story, keep uniform setback from the street with green space, use on-street parking or new garage spaces, deny demolition for higher density or height, retain public tree cover and preserve existing trees, create guidelines to create visual compatibility, and preserve hitching post and memorialize with signage.” The Restaurant Row character area is one of three called out in the greater University Village character analysis areas in the preservation plan. The University Village is made up of the Kirkwood Corridor, Restaurant Row, and the Old Library District (or “Café District”) and is also called out in the “Downtown Vision and Infill Strategy Plan.” The “Downtown Vision and Infill Strategy Plan” specifically calls out Restaurant Row as a top priority for local designation to “provide greater protection of important historic properties and ensure that they remain a vital part of the downtown fabric for years to come.”

The significance of this district goes beyond the restaurants and is a designation for arts and culture as well. The Bloomington Arts and Entertainment District (BEAD) “brings the business and creative sectors together to advance commerce and culture, build community and spur economic development through a designated downtown cultural district.” Restaurant Row is identified by BEAD as showcasing “diverse and delicious” food and has a way of transforming a visitor to another world. Another great destination event that brings people to the District is the 4th Street Festival, which is held every Labor Day weekend. The restaurateurs bring their unique cuisines to the street and are a diverse mix of ethnic food and artists from all over the country.